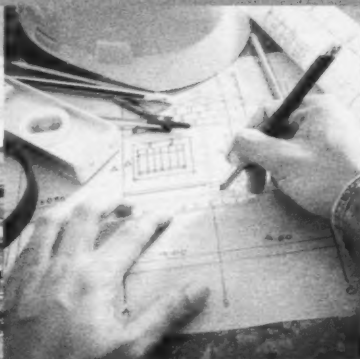


HOUSING NOW TABLES

Montréal CMA

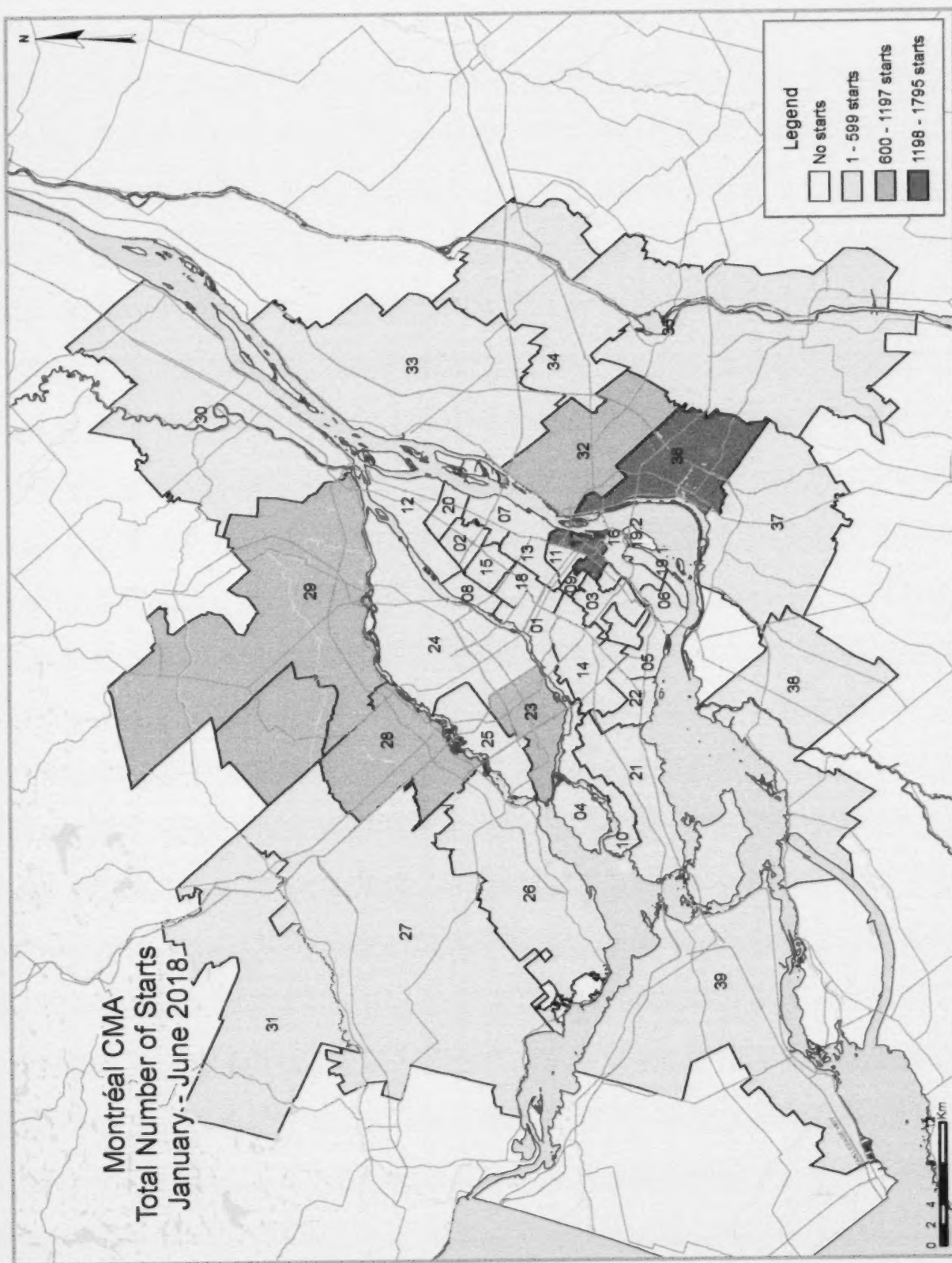
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ZONE DESCRIPTIONS - MONTRÉAL CMA

Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
June 2018		
Montreal CMA ¹	May 2018	June 2018
Trend ²	25,524	24,207
SAAR	20,398	32,426
	June 2017	June 2018
Actual		
June - Single-Detached	314	328
June - Multiples	1,121	2,484
June - Total	1,435	2,812
January to June - Single-Detached	1,279	1,263
January to June - Multiples	8,526	10,778
January to June - Total	9,805	12,041

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
June 2018

	Ownership						Rental		Total ¹⁸
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2018	328	74	112	0	23	882	0	1,393	2,812
June 2017	314	90	75	0	21	267	4	540	1,435
% Change	4.5	-17.8	49.3	n/a	9.5	**	-100.0	158.0	96.0
Year-to-date 2018	1,263	458	637	0	95	4,297	2	5,289	12,041
Year-to-date 2017	1,279	444	405	0	162	3,427	32	3,857	9,805
% Change	-1.3	3.2	57.3	n/a	-41.4	25.4	-93.8	37.1	22.8
UNDER CONSTRUCTION									
June 2018	1,201	448	791	0	223	11,464	1	11,847	26,185
June 2017	1,188	440	600	0	354	9,199	56	9,762	21,922
% Change	1.1	1.8	31.8	n/a	-37.0	24.6	-98.2	21.4	19.4
COMPLETIONS									
June 2018	228	94	151	0	49	1,083	2	731	2,538
June 2017	235	98	103	0	31	510	0	656	1,633
% Change	-3.0	-4.1	46.6	n/a	58.1	112.4	n/a	11.4	55.4
Year-to-date 2018	1,128	360	546	0	170	3,125	9	3,446	9,035
Year-to-date 2017	1,101	350	366	0	169	2,726	19	2,286	7,024
% Change	2.5	2.9	49.2	n/a	0.6	14.6	-52.6	50.7	28.6
COMPLETED & NOT ABSORBED									
June 2018	227	154	272	0	87	1,757	n/a	n/a	2,497
June 2017	262	182	211	0	70	1,830	n/a	n/a	2,555
% Change	-13.4	-15.4	28.9	n/a	24.3	-4.0	n/a	n/a	-2.3
ABSORBED									
June 2018	259	116	165	0	47	1,043	n/a	n/a	1,630
June 2017	263	101	97	0	34	598	n/a	n/a	1,093
% Change	-1.5	14.9	70.1	n/a	38.2	74.4	n/a	n/a	49.1
Year-to-date 2018	1,149	381	499	0	164	2,994	n/a	n/a	5,187
Year-to-date 2017	1,120	331	362	0	201	2,963	n/a	n/a	4,977
% Change	2.6	15.1	37.8	n/a	-18.4	1.0	n/a	n/a	4.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
June 2018	35	20	21	0	15	565	0	463	1,119
June 2017	11	12	11	0	12	156	0	216	542
Laval									
June 2018	18	6	0	0	0	98	0	228	350
June 2017	25	2	16	0	0	9	0	124	176
North Shore									
June 2018	141	6	40	0	0	75	0	198	460
June 2017	130	24	28	0	0	60	0	74	316
South Shore									
June 2018	90	40	38	0	8	114	0	497	787
June 2017	118	46	16	0	9	22	4	126	341
Vaudreuil-Soulanges									
June 2018	44	2	13	0	0	30	0	7	96
June 2017	30	6	4	0	0	20	0	0	60
Montréal CMA									
June 2018	328	74	112	0	23	882	0	1,393	2,812
June 2017	314	90	75	0	21	267	4	540	1,435
UNDER CONSTRUCTION									
Island of Montréal									
June 2018	135	68	180	0	114	7,630	0	5,025	13,362
June 2017	74	50	78	0	159	6,056	0	3,747	10,487
Laval									
June 2018	61	12	46	0	0	1,433	0	987	2,539
June 2017	88	20	65	0	0	1,049	0	801	2,023
North Shore									
June 2018	499	86	268	0	5	963	0	1,607	3,428
June 2017	481	86	221	0	40	752	6	982	2,568
South Shore									
June 2018	382	250	204	0	100	1,324	1	4,198	6,459
June 2017	434	252	189	0	95	1,102	50	3,638	5,760
Vaudreuil-Soulanges									
June 2018	124	32	93	0	4	114	0	30	397
June 2017	111	32	47	0	60	240	0	594	1,084
Montréal CMA									
June 2018	1,201	448	791	0	223	11,464	1	11,847	26,185
June 2017	1,188	440	600	0	354	9,199	56	9,762	21,922

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Island of Montréal									
June 2018	15	12	29	0	27	669	0	197	1,149
June 2017	13	8	0	0	7	344	0	160	532
Laval									
June 2018	13	0	0	0	0	86	0	25	124
June 2017	19	6	10	0	0	3	0	24	62
North Shore									
June 2018	96	36	68	0	4	122	0	353	679
June 2017	94	22	43	0	6	114	0	361	640
South Shore									
June 2018	66	38	32	0	18	165	0	126	445
June 2017	68	56	34	0	18	49	0	81	306
Vaudreuil-Soulanges									
June 2018	38	8	22	0	0	41	2	30	141
June 2017	41	6	16	0	0	0	0	30	93
Montréal CMA									
June 2018	228	94	151	0	49	1,083	2	731	2,538
June 2017	235	98	103	0	31	510	0	656	1,633
COMPLETED & NOT ABSORBED									
Island of Montréal									
June 2018	7	12	15	0	9	288	n/a	n/a	331
June 2017	11	8	20	0	13	495	n/a	n/a	547
Laval									
June 2018	34	8	22	0	0	384	n/a	n/a	448
June 2017	28	21	22	0	2	185	n/a	n/a	258
North Shore									
June 2018	114	70	140	0	43	648	n/a	n/a	1,015
June 2017	137	67	118	0	30	703	n/a	n/a	1,055
South Shore									
June 2018	45	44	13	0	23	330	n/a	n/a	455
June 2017	68	82	24	0	21	378	n/a	n/a	573
Vaudreuil-Soulanges									
June 2018	27	20	82	0	12	107	n/a	n/a	248
June 2017	18	4	27	0	4	69	n/a	n/a	122
Montréal CMA									
June 2018	227	154	272	0	87	1,757	n/a	n/a	2,497
June 2017	262	182	211	0	70	1,830	n/a	n/a	2,555

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
June 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Island of Montréal									
June 2018	18	12	25	0	29	689	n/a	n/a	773
June 2017	18	6	0	0	8	350	n/a	n/a	382
Laval									
June 2018	5	5	8	0	0	75	n/a	n/a	93
June 2017	18	12	13	0	2	55	n/a	n/a	100
North Shore									
June 2018	119	34	71	0	4	124	n/a	n/a	352
June 2017	112	23	38	0	12	108	n/a	n/a	293
South Shore									
June 2018	73	53	39	0	14	124	n/a	n/a	303
June 2017	69	55	34	0	11	71	n/a	n/a	240
Vaudreuil-Soulanges									
June 2018	44	12	22	0	0	31	n/a	n/a	109
June 2017	46	5	12	0	1	14	n/a	n/a	78
Montréal CMA									
June 2018	259	116	165	0	47	1,043	n/a	n/a	1,630
June 2017	263	101	97	0	34	598	n/a	n/a	1,093

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type

June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	% Change
Zone 1	4	0	2	2	0	0	215	130	221	132	67.4
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	2	0	2	0	n/a
Zone 4	4	1	0	0	0	0	0	0	4	1	**
Zone 5	0	0	0	0	10	0	0	51	10	51	-80.4
Zone 6	0	0	0	0	8	0	0	0	8	0	n/a
Zone 7	2	2	0	2	0	0	16	83	18	87	-79.3
Zone 8	0	0	0	0	3	0	0	0	3	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	1	8	4	0	8	90	0	99	13	**
Zone 11	0	0	0	0	0	0	2	10	2	10	-80.0
Zone 12	5	1	10	4	0	0	0	5	15	10	50.0
Zone 13	0	0	0	0	0	0	102	66	102	66	54.5
Zone 14	6	1	0	0	6	6	40	8	52	15	**
Zone 15	0	0	0	0	0	5	0	0	0	5	-100.0
Zone 16	0	0	0	0	0	0	11	0	11	0	n/a
Zone 17	0	0	0	0	0	0	343	70	343	70	**
Zone 18	0	0	0	0	0	0	18	54	18	54	-66.7
Zone 19.1	2	0	0	0	0	0	4	19	6	19	-68.4
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	9	1	0	0	5	4	189	0	203	5	**
Zone 22	2	4	0	0	0	0	0	0	2	4	-50.0
Zone 23	6	8	4	0	0	0	310	133	320	141	127.0
Zone 24	8	7	0	0	0	6	0	0	8	13	-38.5
Zone 25	4	10	2	2	0	10	16	0	22	22	0.0
Zone 26	18	19	2	0	0	0	18	6	38	25	52.0
Zone 27	27	28	4	14	10	3	31	45	72	90	-20.0
Zone 28	14	14	0	4	0	14	47	0	61	32	90.6
Zone 29	43	28	0	2	6	11	91	21	140	62	125.8
Zone 30	11	15	0	2	13	0	14	38	38	55	-30.9
Zone 31	28	26	0	2	5	0	78	24	111	52	113.5
Zone 32	10	18	8	6	8	6	36	58	62	88	-29.5
Zone 33	15	19	6	2	0	0	0	0	21	21	0.0
Zone 34	13	11	0	0	0	9	247	35	260	55	**
Zone 35	21	45	16	12	4	4	32	34	73	95	-23.2
Zone 36	11	12	2	10	4	4	219	6	236	32	**
Zone 37	6	4	8	10	26	0	63	16	103	30	**
Zone 38	14	9	0	6	4	4	14	1	32	20	60.0
Zone 39	44	30	2	6	13	4	37	20	96	60	60.0
Montréal CMA	328	314	74	90	125	98	2,285	933	2,812	1,435	96.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Zone 1	6	0	2	2	0	0	338	570	346	572	-39.5
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	0	0	0	0	0	0	164	59	164	59	178.0
Zone 4	13	7	2	0	0	0	0	0	15	7	114.3
Zone 5	0	0	0	0	10	0	4	59	14	59	-76.3
Zone 6	1	0	4	0	32	12	14	8	51	20	155.0
Zone 7	12	3	6	6	5	0	134	171	157	180	-12.8
Zone 8	1	1	2	4	3	0	0	4	6	9	-33.3
Zone 9	0	0	0	0	0	0	76	0	76	0	n/a
Zone 10	3	1	8	4	0	8	127	26	138	39	**
Zone 11	0	0	0	0	18	0	18	97	36	97	-62.9
Zone 12	15	8	12	12	7	0	63	114	97	134	-27.6
Zone 13	2	0	0	0	0	4	288	78	290	82	**
Zone 14	11	5	0	6	30	13	93	26	134	50	168.0
Zone 15	1	1	0	0	0	10	0	0	1	11	-90.9
Zone 16	0	3	0	0	0	0	236	177	236	180	31.1
Zone 17	0	0	0	0	5	30	1,790	1,362	1,795	1,392	29.0
Zone 18	3	0	0	0	0	0	112	92	115	92	25.0
Zone 19.1	3	0	2	0	0	0	10	104	15	104	-85.6
Zone 19.2	0	0	0	0	0	4	0	0	0	4	-100.0
Zone 20	0	0	0	0	0	0	3	0	3	0	n/a
Zone 21	17	4	2	2	34	4	213	32	266	42	**
Zone 22	5	4	0	0	7	10	0	241	12	255	-95.3
Zone 23	19	26	4	2	0	8	773	499	796	535	48.8
Zone 24	23	31	2	2	24	28	225	23	274	84	**
Zone 25	16	28	8	26	28	10	90	11	142	75	89.3
Zone 26	94	61	46	18	3	8	79	101	222	188	18.1
Zone 27	122	137	38	30	65	65	315	288	540	520	3.8
Zone 28	77	70	16	4	64	30	480	109	637	213	199.1
Zone 29	166	153	22	38	58	68	441	567	687	826	-16.8
Zone 30	34	56	0	10	36	9	160	123	230	198	16.2
Zone 31	92	102	12	12	11	5	128	222	243	341	-28.7
Zone 32	31	51	40	18	42	38	998	733	1,111	840	32.3
Zone 33	39	54	28	6	0	0	71	351	138	411	-66.4
Zone 34	53	41	0	0	8	50	391	115	452	206	119.4
Zone 35	130	165	84	100	18	14	231	175	463	454	2.0
Zone 36	62	58	26	44	34	56	1,085	368	1,207	526	129.5
Zone 37	30	16	52	48	91	23	198	416	371	503	-26.2
Zone 38	40	44	8	24	20	14	97	71	165	153	7.8
Zone 39	142	149	32	26	50	60	170	109	394	344	14.5
Montréal CMA	1,263	1,279	460	444	703	581	9,615	7,501	12,041	9,805	22.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Zone 1	0	0	0	0	3	0	212	130
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	2	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	10	0	0	0	0	51	0	0
Zone 6	8	0	0	0	0	0	0	0
Zone 7	0	0	0	0	16	80	0	3
Zone 8	3	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	8	0	0	0	0	90	0
Zone 11	0	0	0	0	2	0	0	10
Zone 12	0	0	0	0	0	5	0	0
Zone 13	0	0	0	0	102	12	0	54
Zone 14	6	6	0	0	40	8	0	0
Zone 15	0	5	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	11	0
Zone 17	0	0	0	0	195	0	148	0
Zone 18	0	0	0	0	18	0	0	0
Zone 19.1	0	0	0	0	4	0	0	19
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	5	4	0	0	189	0	0	0
Zone 22	0	0	0	0	0	0	0	0
Zone 23	0	0	0	0	98	9	212	124
Zone 24	0	6	0	0	0	0	0	0
Zone 25	0	10	0	0	0	0	16	0
Zone 26	0	0	0	0	18	6	0	0
Zone 27	10	3	0	0	12	4	19	41
Zone 28	0	14	0	0	12	0	35	0
Zone 29	6	11	0	0	35	16	56	5
Zone 30	13	0	0	0	2	28	12	10
Zone 31	5	0	0	0	2	6	76	18
Zone 32	8	6	0	0	8	4	28	54
Zone 33	0	0	0	0	0	0	0	0
Zone 34	0	5	0	4	36	14	211	21
Zone 35	4	4	0	0	0	0	32	34
Zone 36	4	4	0	0	70	6	149	0
Zone 37	26	0	0	0	0	0	63	16
Zone 38	4	4	0	0	0	0	14	1
Zone 39	13	4	0	0	30	20	7	0
Montréal CMA	125	94	0	4	892	269	1,393	540

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	0	0	0	0	3	24	335	498
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	151	0	13	59
Zone 4	0	0	0	0	0	0	0	0
Zone 5	10	0	0	0	0	59	4	0
Zone 6	32	12	0	0	14	0	0	8
Zone 7	5	0	0	0	84	140	50	13
Zone 8	3	0	0	0	0	0	0	4
Zone 9	0	0	0	0	75	0	1	0
Zone 10	0	8	0	0	0	26	127	0
Zone 11	18	0	0	0	10	60	8	37
Zone 12	7	0	0	0	48	101	15	4
Zone 13	0	4	0	0	284	24	4	54
Zone 14	30	13	0	0	93	26	0	0
Zone 15	0	10	0	0	0	0	0	0
Zone 16	0	0	0	0	32	177	204	0
Zone 17	5	30	0	0	1,510	1,266	280	26
Zone 18	0	0	0	0	100	24	12	14
Zone 19.1	0	0	0	0	10	76	0	28
Zone 19.2	0	4	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	3	0
Zone 21	34	4	0	0	213	0	0	32
Zone 22	7	10	0	0	0	112	0	129
Zone 23	0	8	0	0	106	136	667	363
Zone 24	24	28	0	0	194	8	31	15
Zone 25	28	10	0	0	44	8	46	3
Zone 26	3	8	0	0	53	76	26	25
Zone 27	65	65	0	0	41	136	274	152
Zone 28	64	30	0	0	314	36	166	73
Zone 29	58	68	0	0	112	211	329	356
Zone 30	36	9	0	0	99	43	61	80
Zone 31	11	5	0	0	11	22	117	200
Zone 32	42	35	0	3	232	130	766	603
Zone 33	0	0	0	0	10	41	61	310
Zone 34	8	46	0	4	42	50	349	65
Zone 35	18	10	0	4	86	26	145	149
Zone 36	34	56	0	0	133	188	952	180
Zone 37	91	9	0	14	75	136	123	280
Zone 38	20	7	0	7	30	4	67	67
Zone 39	50	60	0	0	117	79	53	30
Montréal CMA	703	549	0	32	4,326	3,445	5,289	3,857

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market

June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Zone 1	6	2	3	0	212	130	221	132
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	2	0	2	0
Zone 4	4	1	0	0	0	0	4	1
Zone 5	0	0	10	51	0	0	10	51
Zone 6	8	0	0	0	0	0	8	0
Zone 7	2	4	16	80	0	3	18	87
Zone 8	3	0	0	0	0	0	3	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	9	5	0	8	90	0	99	13
Zone 11	2	0	0	0	0	10	2	10
Zone 12	15	5	0	5	0	0	15	10
Zone 13	2	0	100	12	0	54	102	66
Zone 14	12	7	40	8	0	0	52	15
Zone 15	0	5	0	0	0	0	0	5
Zone 16	0	0	0	0	11	0	11	0
Zone 17	0	0	195	0	148	0	343	70
Zone 18	0	0	18	0	0	0	18	54
Zone 19.1	2	0	4	0	0	19	6	19
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	9	1	194	4	0	0	203	5
Zone 22	2	4	0	0	0	0	2	4
Zone 23	10	8	98	9	212	124	320	141
Zone 24	8	13	0	0	0	0	8	13
Zone 25	6	22	0	0	16	0	22	22
Zone 26	20	19	18	6	0	0	38	25
Zone 27	41	45	12	4	19	41	72	90
Zone 28	14	32	12	0	35	0	61	32
Zone 29	51	41	33	16	56	5	140	62
Zone 30	26	17	0	28	12	10	38	55
Zone 31	35	28	0	6	76	18	111	52
Zone 32	18	30	16	4	28	54	62	88
Zone 33	21	21	0	0	0	0	21	21
Zone 34	13	11	36	19	211	25	260	55
Zone 35	41	61	0	0	32	34	73	95
Zone 36	17	28	70	4	149	0	236	32
Zone 37	40	14	0	0	63	16	103	30
Zone 38	18	15	0	4	14	1	32	20
Zone 39	59	40	30	20	7	0	96	60
Montréal CMA	514	479	905	288	1,393	544	2,812	1,435

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	8	2	3	24	335	498	346	572
Zone 2	2	0	0	0	0	0	2	0
Zone 3	0	0	151	0	13	59	164	59
Zone 4	15	7	0	0	0	0	15	7
Zone 5	0	0	10	59	4	0	14	59
Zone 6	39	0	12	12	0	8	51	20
Zone 7	23	9	84	140	50	13	157	180
Zone 8	6	5	0	0	0	4	6	9
Zone 9	0	0	75	0	1	0	76	0
Zone 10	11	5	0	34	127	0	138	39
Zone 11	2	0	26	60	8	37	36	97
Zone 12	34	20	48	101	15	4	97	134
Zone 13	6	0	280	28	4	54	290	82
Zone 14	41	17	93	33	0	0	134	50
Zone 15	1	11	0	0	0	0	1	11
Zone 16	0	3	32	177	204	0	236	180
Zone 17	7	0	1,508	1,296	280	26	1,795	1,392
Zone 18	3	0	100	24	12	14	115	92
Zone 19.1	5	0	10	76	0	28	15	104
Zone 19.2	0	0	0	4	0	0	0	4
Zone 20	0	0	0	0	3	0	3	0
Zone 21	44	6	222	4	0	32	266	42
Zone 22	12	14	0	112	0	129	12	255
Zone 23	23	36	106	136	667	363	796	535
Zone 24	49	63	194	6	31	15	274	84
Zone 25	52	64	44	8	46	3	142	75
Zone 26	143	89	53	74	26	25	222	188
Zone 27	225	232	41	136	274	152	540	520
Zone 28	161	104	310	36	166	73	637	213
Zone 29	251	248	107	222	329	356	687	826
Zone 30	76	75	93	43	61	80	230	198
Zone 31	117	119	9	22	117	200	243	341
Zone 32	99	101	246	133	766	606	1,111	840
Zone 33	67	60	10	41	61	310	138	411
Zone 34	57	56	46	81	349	69	452	206
Zone 35	232	277	86	24	145	153	463	454
Zone 36	124	158	131	188	952	180	1,207	526
Zone 37	137	73	111	136	123	294	371	503
Zone 38	68	68	30	11	67	74	165	153
Zone 39	218	206	121	108	55	30	394	344
Montréal CMA	2,358	2,128	4,392	3,589	5,291	3,889	12,041	9,805

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type

June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	% Change
Zone 1	0	0	0	0	0	0	3	0	3	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	188	0	188	0	n/a
Zone 4	6	0	6	0	0	0	0	0	12	0	n/a
Zone 5	0	1	0	0	6	0	0	16	6	17	-64.7
Zone 6	0	0	0	0	9	0	5	0	14	0	n/a
Zone 7	0	0	0	2	0	4	18	91	18	97	-81.4
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	1	0	0	0	0	0	0	1	1	0.0
Zone 11	0	0	0	0	4	0	8	16	12	16	-25.0
Zone 12	1	5	4	6	14	0	69	11	88	22	**
Zone 13	1	0	0	0	0	0	131	72	132	72	83.3
Zone 14	2	1	0	0	23	0	0	0	25	1	**
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	64	2	64	2	**
Zone 17	0	0	0	0	0	0	526	102	526	102	**
Zone 18	0	0	0	0	0	0	54	0	54	0	n/a
Zone 19.1	1	0	0	0	0	0	0	0	1	0	n/a
Zone 19.2	0	0	0	0	0	0	0	194	0	194	-100.0
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	2	5	2	0	0	3	0	0	4	8	-50.0
Zone 22	1	0	0	0	0	0	0	0	1	0	n/a
Zone 23	6	7	0	2	0	0	52	24	58	33	75.8
Zone 24	3	5	0	2	0	4	59	3	62	14	**
Zone 25	4	7	0	2	0	6	0	0	4	15	-73.3
Zone 26	17	10	12	0	0	0	42	269	71	279	-74.6
Zone 27	25	30	10	4	24	8	59	47	118	89	32.6
Zone 28	14	10	6	0	4	15	40	24	64	49	30.6
Zone 29	19	21	6	8	16	18	211	51	252	98	157.1
Zone 30	3	8	0	4	8	6	18	17	29	35	-17.1
Zone 31	18	15	2	6	14	0	111	69	145	90	61.1
Zone 32	4	7	2	6	7	26	70	34	83	73	13.7
Zone 33	11	5	2	0	3	0	13	8	29	13	123.1
Zone 34	11	10	2	2	0	3	40	0	53	15	**
Zone 35	19	28	12	18	3	7	40	45	74	98	-24.5
Zone 36	5	8	6	4	12	4	21	16	44	32	37.5
Zone 37	9	5	14	20	21	7	100	21	144	53	171.7
Zone 38	7	5	0	6	4	5	7	6	18	22	-18.2
Zone 39	38	41	10	6	20	16	73	30	141	93	51.6
Montréal CMA	228	235	96	98	192	132	2,022	1,168	2,538	1,633	55.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type

January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Zone 1	2	3	2	0	0	0	12	4	16	7	128.6
Zone 2	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 3	2	2	0	0	0	0	257	58	259	60	**
Zone 4	14	14	6	0	0	0	3	0	23	14	64.3
Zone 5	0	3	0	0	18	0	57	22	75	25	200.0
Zone 6	1	0	0	0	39	37	5	291	45	328	-86.3
Zone 7	5	2	4	14	0	12	130	129	139	157	-11.5
Zone 8	1	1	0	2	0	0	4	20	5	23	-78.3
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	5	2	0	0	0	4	0	0	5	6	-16.7
Zone 11	0	0	0	0	4	0	102	27	106	27	**
Zone 12	5	12	12	16	14	3	183	79	214	110	94.5
Zone 13	1	0	0	0	5	4	199	98	205	102	101.0
Zone 14	6	5	6	0	35	16	77	88	124	109	13.8
Zone 15	2	5	0	0	5	0	0	0	7	5	40.0
Zone 16	0	1	0	0	6	0	72	32	78	33	136.4
Zone 17	0	0	0	0	0	3	1,453	1,054	1,453	1,057	37.5
Zone 18	0	0	0	0	0	0	97	17	97	17	**
Zone 19.1	1	1	2	0	0	0	85	18	88	19	**
Zone 19.2	0	0	0	0	5	0	0	194	5	194	-97.4
Zone 20	0	0	0	0	0	0	6	8	6	8	-25.0
Zone 21	7	15	2	0	9	19	102	4	120	38	**
Zone 22	7	9	2	0	17	41	48	24	74	74	0.0
Zone 23	22	21	2	2	12	7	508	110	544	140	**
Zone 24	23	30	2	4	0	19	92	120	117	173	-32.4
Zone 25	18	21	4	18	16	11	35	18	73	68	7.4
Zone 26	83	39	32	30	14	4	122	436	251	509	-50.7
Zone 27	102	100	24	12	55	41	376	180	557	333	67.3
Zone 28	84	61	8	2	42	22	122	306	256	391	-34.5
Zone 29	126	129	20	34	52	50	420	280	618	493	25.4
Zone 30	38	44	0	6	27	20	105	74	170	144	18.1
Zone 31	79	83	10	12	14	11	222	280	325	386	-15.8
Zone 32	34	44	24	30	42	38	608	161	708	273	159.3
Zone 33	33	39	10	4	15	8	17	46	75	97	-22.7
Zone 34	60	32	6	2	27	16	92	62	185	112	65.2
Zone 35	106	130	64	40	13	13	207	150	390	333	17.1
Zone 36	66	45	32	30	55	4	264	138	417	217	92.2
Zone 37	25	29	48	58	46	20	473	27	592	134	**
Zone 38	31	37	8	16	9	9	44	24	92	86	7.0
Zone 39	141	143	34	24	93	96	253	456	521	719	-27.5
Montréal CMA	1,130	1,102	364	356	689	528	6,852	5,038	9,035	7,024	28.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market

June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Zone 1	0	0	0	0	3	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	188	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	6	0	0	0	0	0	0	16
Zone 6	9	0	0	0	0	0	5	0
Zone 7	0	4	0	0	0	66	18	25
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	4	0	0	0	6	10	2	6
Zone 12	14	0	0	0	0	0	9	11
Zone 13	0	0	0	0	0	72	131	0
Zone 14	23	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	64	2	0	0
Zone 17	0	0	0	0	408	0	32	102
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	194	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	3	0	0	0	0	0	0
Zone 22	0	0	0	0	0	0	0	0
Zone 23	0	0	0	0	27	0	25	24
Zone 24	0	4	0	0	59	3	0	0
Zone 25	0	6	0	0	0	0	0	0
Zone 26	0	0	0	0	22	67	20	202
Zone 27	24	8	0	0	34	12	25	35
Zone 28	4	15	0	0	26	0	14	24
Zone 29	16	18	0	0	10	28	201	23
Zone 30	8	6	0	0	6	0	12	17
Zone 31	14	0	0	0	30	9	81	60
Zone 32	7	26	0	0	4	9	66	25
Zone 33	3	0	0	0	12	0	1	8
Zone 34	0	3	0	0	29	0	11	0
Zone 35	3	7	0	0	16	6	24	39
Zone 36	12	4	0	0	20	16	1	0
Zone 37	21	7	0	0	84	18	16	3
Zone 38	4	5	0	0	0	0	7	6
Zone 39	20	16	0	0	43	0	30	30
Montréal CMA	192	132	0	0	1,091	512	731	656

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	0	0	0	0	3	3	9	1
Zone 2	0	0	0	0	0	0	0	3
Zone 3	0	0	0	0	188	0	69	58
Zone 4	0	0	0	0	0	0	3	0
Zone 5	18	0	0	0	51	6	6	16
Zone 6	39	37	0	0	0	158	5	133
Zone 7	0	12	0	0	63	87	49	35
Zone 8	0	0	0	0	0	20	4	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	0	0
Zone 11	4	0	0	0	87	15	15	12
Zone 12	14	3	0	0	78	52	12	27
Zone 13	5	4	0	0	12	95	187	3
Zone 14	35	16	0	0	50	88	27	0
Zone 15	5	0	0	0	0	0	0	0
Zone 16	6	0	0	0	72	7	0	25
Zone 17	0	3	0	0	699	926	668	128
Zone 18	0	0	0	0	12	17	31	0
Zone 19.1	0	0	0	0	85	18	0	0
Zone 19.2	5	0	0	0	0	194	0	0
Zone 20	0	0	0	0	6	0	0	8
Zone 21	9	19	0	0	0	4	102	0
Zone 22	17	41	0	0	48	24	0	0
Zone 23	12	7	0	0	323	77	185	33
Zone 24	0	19	0	0	86	72	6	48
Zone 25	16	11	0	0	35	0	0	18
Zone 26	11	4	3	0	78	67	44	369
Zone 27	55	41	0	0	165	78	211	102
Zone 28	42	22	0	0	59	103	63	203
Zone 29	52	50	0	0	113	133	307	147
Zone 30	27	20	0	0	36	10	69	64
Zone 31	14	11	0	0	63	82	159	198
Zone 32	42	38	0	0	116	22	492	139
Zone 33	15	8	0	0	12	22	5	24
Zone 34	27	10	0	6	53	54	39	8
Zone 35	13	7	0	6	58	69	149	81
Zone 36	55	4	0	0	233	135	31	3
Zone 37	46	20	0	0	135	18	338	9
Zone 38	9	9	0	0	7	12	37	12
Zone 39	93	96	0	0	129	77	124	379
Montréal CMA	686	516	3	12	3,155	2,745	3,446	2,286

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Zone 1	0	0	3	0	0	0	3	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	188	0	0	0	188	0
Zone 4	12	0	0	0	0	0	12	0
Zone 5	6	1	0	0	0	16	6	17
Zone 6	0	0	9	0	5	0	14	0
Zone 7	0	2	0	70	18	25	18	97
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	1	1	0	0	0	0	1	1
Zone 11	0	0	10	10	2	6	12	16
Zone 12	5	11	14	0	9	11	88	22
Zone 13	1	0	0	72	131	0	132	72
Zone 14	25	1	0	0	0	0	25	1
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	64	2	0	0	64	2
Zone 17	0	0	408	0	32	102	526	102
Zone 18	0	0	0	0	0	0	54	0
Zone 19.1	1	0	0	0	0	0	1	0
Zone 19.2	0	0	0	194	0	0	0	194
Zone 20	0	0	0	0	0	0	0	0
Zone 21	4	5	0	3	0	0	4	8
Zone 22	1	0	0	0	0	0	1	0
Zone 23	6	9	27	0	25	24	58	33
Zone 24	3	11	59	3	0	0	62	14
Zone 25	4	15	0	0	0	0	4	15
Zone 26	29	10	22	67	20	202	71	279
Zone 27	59	42	34	12	25	35	118	89
Zone 28	24	25	26	0	14	24	64	49
Zone 29	41	49	10	26	201	23	252	98
Zone 30	13	12	4	6	12	17	29	35
Zone 31	34	21	30	9	81	60	145	90
Zone 32	13	33	4	15	66	25	83	73
Zone 33	16	5	12	0	1	8	29	13
Zone 34	13	15	29	0	11	0	53	15
Zone 35	31	49	19	10	24	39	74	98
Zone 36	23	16	20	16	1	0	44	32
Zone 37	29	29	99	21	16	3	144	53
Zone 38	11	11	0	5	7	6	18	22
Zone 39	68	63	41	0	32	30	141	93
Montréal CMA	473	436	1,132	541	733	656	2,538	1,633

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	4	3	3	3	9	1	16	7
Zone 2	0	0	0	0	0	3	0	3
Zone 3	2	2	188	0	69	58	259	60
Zone 4	20	14	0	0	3	0	23	14
Zone 5	12	3	57	6	6	16	75	25
Zone 6	10	0	30	195	5	133	45	328
Zone 7	9	18	63	97	49	35	139	157
Zone 8	1	3	0	20	4	0	5	23
Zone 9	0	0	0	0	0	0	0	0
Zone 10	5	6	0	0	0	0	5	6
Zone 11	0	0	91	15	15	12	106	27
Zone 12	17	31	92	52	12	27	214	110
Zone 13	1	4	17	95	187	3	205	102
Zone 14	47	13	50	96	27	0	124	109
Zone 15	7	5	0	0	0	0	7	5
Zone 16	0	1	78	7	0	25	78	33
Zone 17	0	3	699	926	668	128	1,453	1,057
Zone 18	0	0	12	17	31	0	97	17
Zone 19.1	3	1	85	18	0	0	88	19
Zone 19.2	0	0	5	194	0	0	5	194
Zone 20	0	0	6	0	0	8	6	8
Zone 21	9	19	9	19	102	0	120	38
Zone 22	26	34	48	40	0	0	74	74
Zone 23	38	30	321	77	185	33	544	140
Zone 24	25	53	86	72	6	48	117	173
Zone 25	38	50	35	0	0	18	73	68
Zone 26	126	69	76	67	49	373	251	509
Zone 27	180	153	165	78	212	102	557	333
Zone 28	137	91	55	97	64	203	256	391
Zone 29	197	215	114	131	307	147	618	493
Zone 30	61	58	40	22	69	64	170	144
Zone 31	105	105	61	82	159	199	325	386
Zone 32	97	104	119	28	492	141	708	273
Zone 33	49	43	21	30	5	24	75	97
Zone 34	68	40	78	58	39	14	185	112
Zone 35	174	173	67	73	149	87	390	333
Zone 36	153	79	233	135	31	3	417	217
Zone 37	95	101	159	24	338	9	592	134
Zone 38	50	57	5	17	37	12	92	86
Zone 39	268	236	127	104	126	379	521	719
Montréal CMA	2,034	1,817	3,295	2,895	3,455	2,305	9,035	7,024

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

June 2018

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
June 2018	0	0.0	0	0.0	2	18.2	2	18.2	7	63.6	11	-	-
June 2017	2	15.4	0	0.0	2	15.4	4	30.8	5	38.5	13	-	-
Year-to-date 2018	1	2.2	4	8.9	7	15.6	11	24.4	22	48.9	45	-	-
Year-to-date 2017	4	7.1	2	3.6	20	35.7	8	14.3	22	39.3	56	-	494,154
Laval													
June 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
June 2017	1	10.0	0	0.0	5	50.0	2	20.0	2	20.0	10	-	-
Year-to-date 2018	0	0.0	8	28.6	7	25.0	4	14.3	9	32.1	28	-	-
Year-to-date 2017	1	2.8	2	5.6	11	30.6	11	30.6	11	30.6	36	-	-
North Shore													
June 2018	15	16.0	38	40.4	24	25.5	12	12.8	5	5.3	94	-	352,591
June 2017	26	29.9	31	35.6	22	25.3	6	6.9	2	2.3	87	370,000	360,585
Year-to-date 2018	75	20.7	138	38.1	88	24.3	41	11.3	20	5.5	362	365,000	350,732
Year-to-date 2017	103	31.1	118	35.6	68	20.5	32	9.7	10	3.0	331	310,000	354,562
South Shore													
June 2018	4	7.4	13	24.1	19	35.2	11	20.4	7	13.0	54	-	484,146
June 2017	2	5.0	12	30.0	14	35.0	9	22.5	3	7.5	40	-	-
Year-to-date 2018	16	8.0	44	21.9	59	29.4	34	16.9	48	23.9	201	-	565,028
Year-to-date 2017	21	10.6	46	23.2	56	28.3	37	18.7	38	19.2	198	-	598,617
Vaudreuil-Soulanges													
June 2018	6	18.8	13	40.6	9	28.1	3	9.4	1	3.1	32	-	398,569
June 2017	5	12.5	20	50.0	10	25.0	4	10.0	1	2.5	40	-	382,162
Year-to-date 2018	16	17.2	30	32.3	19	20.4	14	15.1	14	15.1	93	-	398,569
Year-to-date 2017	22	20.4	51	47.2	23	21.3	8	7.4	4	3.7	108	-	335,482
Montréal CMA													
June 2018	25	13.0	64	33.3	55	28.6	28	14.6	20	10.4	192	410,000	445,329
June 2017	36	18.9	63	33.2	53	27.9	25	13.2	13	6.8	190	392,500	424,134
Year-to-date 2018	108	14.8	224	30.7	180	24.7	104	14.3	113	15.5	729	415,000	464,724
Year-to-date 2017	151	20.7	219	30.0	178	24.4	96	13.2	85	11.7	729	400,000	439,575

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units

June 2018

Submarket	June 2018	June 2017	% Change	YTD 2018	YTD 2017	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	494,154	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	395,662	-	n/a
Zone 27	404,242	383,254	5.5	394,516	403,486	-2.2
Zone 28	-	-	n/a	-	575,440	n/a
Zone 29	257,898	350,018	-26.3	262,927	314,981	-16.5
Zone 30	-	-	n/a	-	271,044	n/a
Zone 31	-	292,847	n/a	-	303,548	n/a
Zone 32	-	-	n/a	-	-	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	484,146	-	n/a	474,823	-	n/a
Zone 35	-	-	n/a	287,725	458,036	-37.2
Zone 36	-	-	n/a	828,592	774,344	7.0
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	-	n/a
Zone 39	398,569	382,162	4.3	398,569	335,482	18.8
Montréal CMA	445,329	424,134	5.0	464,724	439,575	5.7

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Twelve Months ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
June 2018	2,290	2,518	11,066	402,028	4.8	389,362	5.7
June 2017	2,342	2,640	12,713	389,776	5.4	370,779	6.9
% Change	-2.2	-4.6	-13.0	3.1	n/a	5.0	n/a
YTD 2018	15,288	20,994	12,346	385,020	4.8	n/a	n/a
YTD 2017	15,269	21,863	14,592	369,557	5.7	n/a	n/a
% Change	0.1	-4.0	-15.4	4.2	n/a	n/a	n/a
CONDOMINIUMS*							
June 2018	1,383	1,682	8,908	320,926	6.4	300,396	8.0
June 2017	1,292	1,959	11,682	301,702	9.0	289,621	11.0
% Change	7.0	-14.1	-23.7	6.4	n/a	3.7	n/a
YTD 2018	9,392	13,889	10,176	297,688	6.5	n/a	n/a
YTD 2017	8,176	15,451	12,602	287,989	9.2	n/a	n/a
% Change	14.9	-10.1	-19.3	3.4	n/a	n/a	n/a
PLEX*							
June 2018	404	547	2,266	525,311	5.6	523,198	6.4
June 2017	415	513	2,366	501,605	5.7	486,783	7.5
% Change	-2.7	6.6	-4.2	4.7	n/a	7.5	n/a
YTD 2018	2,348	3,818	2,371	527,895	6.1	n/a	n/a
YTD 2017	2,281	3,681	2,603	494,234	6.8	n/a	n/a
% Change	2.9	3.7	-8.9	6.8	n/a	n/a	n/a
TOTAL							
June 2018	4,081	4,758	22,333	388,770	5.5	375,480	6.6
June 2017	4,055	5,130	26,866	368,405	6.6	355,903	8.3
% Change	0.6	-7.3	-16.9	5.5	n/a	5.5	n/a
YTD 2018	27,054	38,770	24,989	363,926	5.5	n/a	n/a
YTD 2017	25,749	41,085	29,887	343,802	7.0	n/a	n/a
% Change	5.1	-5.6	-16.4	5.9	n/a	n/a	n/a

¹ Source: QFREB by the Centris® system

The Centris® system contains all the listings of Québec real estate brokers.

² Calculations: CMHC.³ Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators

June 2018

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	126.2	2,123	6.7	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,126	6.8	67.0	895
	March	561	3.14	4.64	100.4	127.0	2,126	6.7	66.9	893
	April	561	3.14	4.64	100.5	127.4	2,125	6.8	66.8	892
	May	561	3.14	4.64	100.6	127.6	2,134	6.6	66.9	890
	June	561	3.14	4.64	100.6	127.2	2,147	6.5	67.2	891
	July	573	3.14	4.84	100.9	127.3	2,156	6.3	67.3	896
	August	573	3.14	4.84	100.9	127.4	2,158	6.4	67.3	901
	September	575	3.09	4.89	101.1	127.6	2,153	6.4	67.2	905
	October	581	3.24	4.99	101.3	127.7	2,154	6.6	67.3	904
	November	581	3.24	4.99	101.3	128.1	2,161	6.4	67.3	900
	December	581	3.24	4.99	101.3	127.9	2,173	6.0	67.4	898
2018	January	590	3.34	5.14	101.8	128.2	2,184	5.8	67.5	904
	February	590	3.34	5.14	102.4	128.9	2,190	6.0	67.7	908
	March	590	3.34	5.14	102.4	129.1	2,193	6.1	67.9	908
	April	590	3.34	5.14	102.4	129.4	2,187	6.1	67.6	906
	May	601	3.49	5.34	102.5	129.6	2,187	6.0	67.5	905
	June	601	3.49	5.34		129.5	2,188	6.0	67.4	910
	July									
	August									
	September									
	October									
	November									
	December									

P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

NHPI means New Housing Price Index

CPI means Consumer Price Index

SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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